

Municipal Clerk  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-06-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section (Section 16-06.005 (1) (g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Personal Care Home, is hereby approved. Said use is granted to ERICA O. CHANG and is to be located at **1684 Stokes Avenue, S. W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 149, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 149 OF THE 14<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 63, BLOCK M, WEST END PARK, ACCORDING TO PLAT RECORDED IN PLAT BOOK 12, PAGE 58, FULTON COUNTY GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

COMMENCING AT A POINT OF BEGINNING NINE HUNDRED NINETY TWO AND TWO TENTHS FEET (992.2) ALONG THE RIGHT OF WAY TO RIGHT OF WAY OF ONTARIO AVENUE AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION TWO (2) DEGREES, THIRTY-TWO (32) FEET, FIFTY-EIGHT (58) INCHES, TWO HUNDRED AND THREE HUNDREDTHS FEET (200.03) TO AN OPEN TOP PIN FOUND; RUNNING THENCE IN A NORTHWESTERLY DIRECTION EIGHTY-EIGHT (88) DEGREES, FORTY-SIX (46) FEET, FIFTY-NINE (59) INCHES, FIFTY FEET (50.0) TO AN IRON PIN FOUND; RUNNING THENCE IN A NORTHEASTERLY DIRECTION TWO (2) DEGREES, THIRTY-SIX (36) FEET, THIRTY-EIGHT (38) INCHES, TWO HUNDRED AND NINETY-THREE HUNDREDTHS FEET (200.93) TO AN OPEN TOP PIN FOUND; COMMENCING THENCE IN A SOUTHEASTERLY DIRECTION EIGHTY-SEVEN (87) DEGREES, FORTY-FIVE (45) FEET, SIXTEEN (16) INCHES, FORTY-NINE AND SEVENTY-SEVEN HUNDREDTHS FEET (49.77) TO AN OPEN TOP PIN FOUND AT THE POINT OF BEGINNING; BEING LOT 63, BLOCK M, OF THE WEST END PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 58; BEING IMPROVED PROPERTY KNOWN AS 1684 STOKES AVENUE, SW, ATLANTA, GA 30310, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA, AND BEING THE SAME PROPERTY CONVEYED TO ERICA CHANG, BY WARRANTY DEED DATED SEPTEMBER 26, 2005.

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